



#### Legend

##### Informational Items

Rochester City Limits

Parcel Boundary  
Roads  
Railroad

Water

Source: City of Rochester GIS  
rcd4902, c650, c110, shp, ETAT-CL.shp,  
chyo01.spg

Intended AUAR  
Project Area  
(as revised)

##### Land Development Pattern Constraints

Fully Constrained -  
Areas consisting of lots 2 acres or less

Partially Constrained -  
Areas consisting of lots between 2 and 10 acres

500' transition area around platted lots with  
homes and less than 10 acres

Source: City of Rochester GIS  
c650\_11.shp, LMEGYLM.shp, LMEDGPRM.shp

The constraints illustrated reflect existing developed residential property. It is assumed that residential lots 2 acres or less will not split or subdivide and no additional development would occur in these areas because connection to City sewer is cost prohibitive. These areas are shown as 100% constrained. Lots greater than 2 acres but less than 10 acres are considered partially constrained. It is assumed that these lots may split or subdivide in the future if City sewer and water become available but development in these areas would be limited due to their proximity to other existing low density development. A 500 foot transition area of land surrounding very low density residential is also identified as partially constrained lands. Development densities in these areas would need to exhibit transition densities that are compatible with existing neighborhoods, as per section 64.11 of the Rochester Zoning Ordinance.

1,000 800 0 1,000 2,000 feet



**Figure 2-10**  
**Existing Development Patterns**